060.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,400 / 668,400
					USE VALUE:	668,400 / 668,400
					ASSESSED:	668,400 / 668,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURGIN LEWIS & JENNIFER
Owner 2:	
Owner 3:	
Street 1:	140 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZOCCHI MICHAEL -
Owner 2:	-
Street 1:	140 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,260 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Clapboard Exterior and 1214 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4260.000	279,900	5,000	383,500	668,400
Total Card	0.098	279,900	5,000	383,500	668,400
Total Parcel	0.098	279,900	5,000	383,500	668,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 550.58 | /Parcel: 550.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 39817
GIS Ref:
GIS Ref:
Insp Date: 10/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,900	5000	4,260.	383,500	668,400	668,400	Year End Roll	12/18/2019
2019	101	FV	223,500	4500	4,260.	378,000	606,000	606,000	Year End Roll	1/3/2019
2018	101	FV	223,500	4500	4,260.	290,300	518,300	518,300	Year End Roll	12/20/2017
2017	101	FV	223,500	4500	4,260.	273,900	501,900	501,900	Year End Roll	1/3/2017
2016	101	FV	223,500	4500	4,260.	252,000	480,000	480,000	Year End	1/4/2016
2015	101	FV	218,400	4500	4,260.	235,600	458,500	458,500	Year End Roll	12/11/2014
2014	101	FV	180,000	3900	4,260.	216,900	400,800	400,800	Year End Roll	12/16/2013
2013	101	FV	180,000	3900	4,260.	216,900	400,800	400,800		12/13/2012

!5255!

PRINT

Date	Time
12/10/20	20:10:03

LAST REV

Date	Time
10/09/19	14:37:08

apro

USER DEFINED

Prior Id # 1:	39817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5255

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZOCCHI MICHAEL,	63790-244		6/23/2014		500,000	No	No		
ZOCCHI MICHAEL,	59000-271		4/30/2012	Convenience	1	No	No		
MONKS STEPHEN	51506-462		7/30/2008		403,000	No	No		
CALLAGHAN OWEN	40484-529		8/15/2003		370,000	No	No		
SHEEHAN PAUL	26544-377		7/31/1996		188,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2014	735	Re-Roof	7,300					
8/25/1999	559	Manual	4,000					REBUILD STAIRS/ROO

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	Meas/Inspect	CC	Chris C
7/1/2014	External Ins	PC	PHIL C
3/5/2009	Meas/Inspect	372	PATRIOT
2/16/2004	MLS	HC	Helen Chinal
2/18/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4260		Sq. Ft.	Site		0	70.	1.29	6									383,461						383,500	

Total AC/HA:	0.09780	Total SF/SM:	4260	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	383,461	Spl Credit		Total:	383,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	81950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343863
Depreciation:	63959
Depreciated Total:	279905

COMMENTS

shower in bsmt pdas.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

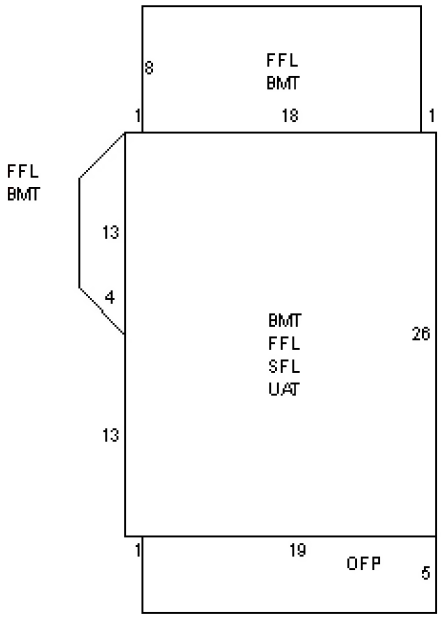
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	131.22
Final Total:	279900	Val/Su SzAd	230.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	694	52.640	36,535
FFL	First Floor	694	175.480	121,785
SFL	Second Floor	520	175.480	91,251
UAT	Upper Attic	130	70.190	9,125
OFP	Open Porch	95	33.870	3,217
	Net Sketched Area:	2,133	Total:	261,913
Size Ad	1214	Gross Are	2523	FinArea 1214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	GD	1930	24.47	T	30	101			4,500			4,500
19	Patio	D	Y	1	10X20	A	AV	1930	4.13	T	40.8	101			500			500

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000

IMAGE

AssessPro Patriot Properties, Inc